

SR72 Waterside - Freeth Street



Site Area (ha):
8.45

Ward:
Dales

Address:
Meadow Lane

Current Use:
Employment

Proposed use:

Residential (C3, predominantly family housing), office (B1) and small scale convenience retail (A1), restaurant/café (A3) and non-residential institution (D1).

Development principles:

Potential for transformational development to create a new riverside mixed use community made up of family housing, with apartments above active frontages to Meadow Lane/Daleside Road. The residential element of the site should be developed in close proximity to the waterfront, with the employment generating uses towards Daleside Road. Design and layout to exploit riverside frontage. A minimum of 10m is required to provide a continuous cycle and pedestrian path along the River Trent. This will also form an 8m easement if required. Development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing and shall include adequate mitigation, where this is required, to avoid adverse impacts on new occupiers and existing businesses. Existing bank-side habitats to be retained and an accessible riverside green corridor created that provides wildlife and community value. Due to proximity to waste and heat station facilities, dispersal modelling may be required dependent on scale/height of development. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. Within Mineral Safeguarding Area - prior notification required but not considered a barrier to development. Potential for low carbon energy via the District Heating System should be explored. Development should have regard to NET safeguarding, Southern Growth Corridor Highway Route Improvement Safeguarding (TR2.2) and Cattle Market Road Highway Planning Line (TR2.14) to the north and north-eastern boundary of the site.

	Housing	Office (m ²)	Industrial/Warehousing (ha)	Retail (m ²)
Max	200*	3000*		Small Scale*
Mid-Point	150*	1500*		
Min	100*	0*		

*All ranges given are indicative